

This Indenture.

Made this 27th day of April Nineteen Hundred and Sixty

Between FORD & MARY REALTY CORPORATION

a corporation organized under the laws of the State of New York and having its principal office at 1145 Western Avenue, Albany, New York

party of the first part, and
AUGUST J. DOMENICO, residing at 1165 Western Avenue, Town of Guilderland, Albany Co., New York

party of the second part.

Witnesseth, that the party of the first part, in consideration of \$10.00 (Ten and 00/100) Dollar (Ten Dollars) lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part,

this heirs and assigns forever, all that tract or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, known and designated as lots numbered 336, 337, 338, 339, 340, 341 and the southerly 35 feet of lot 342 and also all that tract or parcel of land located between the southerly boundary line of lot 336 and the northerly boundary line of lots 67, 66, 65, 64 and the westerly 10 feet of lot 63, all as shown on a certain plan of lots entitled "Country Club Highlands" surveyed for Arthur F. Pickett and Benjamin Z. Witbeck by Leslie Allen, surveyor, and filed December 31, 1932 in the office of the County Clerk, Albany County, New York, as Revised Map of "Country Club Highlands", said lots and the said additional parcel in the aggregate comprising 14,568.75 square feet and being more particularly bounded and described as follows:

Beginning at the point in the easterly line of Fuller Road 152.20 feet north of the intersection of the easterly line of Fuller Road and the northerly line of Western Avenue, thence easterly and along a line parallel to the northerly line of Western Avenue a distance of 115.51 feet, thence northerly and along a line at an angle of 90° to the northerly line of Western Avenue a distance of 150.00 feet, thence westerly along a line parallel to the northerly line of Western Avenue a distance of 21.00 feet, thence southerly along the easterly line of Fuller Road a distance of 152.20 feet to the point and place of beginning.

This conveyance is made and accepted subject to any easements, covenants, conditions, and restrictions of record and subject to the following covenants and restrictions which shall run with the land, to wit: No building shall be erected on said premises other than a single family dwelling with an attached garage permitted. No intoxicating liquor may be sold and no business or manufacturing may be carried on on said premises.

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Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part his heirs and assigns forever.

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And the party of the first part, covenants as follows:

First That the party of the second part shall quietly enjoy the said premises.

Second That the party of the first part will forever **Warrant** the title to said premises.

That the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of any improvement that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purposes.



In Presence of

In Witness Whereof. The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 27th day of April Nineteen Hundred and Sixty

McLEWY FINE REALTY CORPORATION

By Emma H. Van Loan
President

State of New York

County of ALBANY

ss.

On this 27th day of April Nineteen Hundred and Sixty

before me personally came Edna W. Van Loan

to me personally known who, being by me duly sworn did depose and say that she resides in Louseville, Town of Colonie, Albany County, N.Y. that she is the President of Helows Farm Realty Corporation the corporation described in and which executed the above instrument that she knows the seal of said corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the board of Directors of said corporation, and that she signed his name thereto by the order

Edna W. Van Loan

EDNA W. VAN LOAN
Notary Public, State of New York
Residing in Albany County
My Commission Expires March 20, 1961

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APR 27 12 04 PM '60
ALBANY, N. Y.

FILE 141

Deed

HELOWS FARM REALTY CORPORATION

TO

MURSE J. BOLEWIND

1960

Sold, part of

State of New York
County of Albany

RECORDED ON THE

Index of Deeds

in LIBER 1646 of DEEDS

at PAGE 376

Witnessed

Edna W. Van Loan

PLEASE MAIL TO:

AUGUST J. DOMENICA

1465 WESTERN AVE.

ALBANY, N. Y.